

"City Attorney" Ruling from Solon Township.
Especially See page 2

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April 6, 2015

Mr. Stephen Disselkoen, Vice President
Grand Rapids Outdoor
P. O. Box 230
Rockford, MI 49341

Re: Cedarfield, Inc. Property, 3592 – 17 Mile Road, NE

Dear Mr. Disselkoen:

I am writing to follow-up on the meeting that we had last week concerning the zoning status of the southern portion of the Cedarfield, Inc. property. That southern portion of the parcel is currently being used for self-storage buildings, and also, for a billboard. The billboard has been on the property for many years.

In the year 2000, the Township considered a rezoning of the southern portion of the Cedarfield property to the HC – Highway Commercial District so that Cedarfield, Inc. could install storage units for use by its residents and for rental by the general public. At that time, it appears that although the Township considered a rezoning to the HC District, it was concluded, for purposes of access and other issues, that the proposed use would be better served as a special land use under the existing MHC – Manufactured Housing Community District. Township Zoning Ordinance Section 12.03.G permits, as a special land use, the following:

“G. Storage warehouses for use by residents of a manufactured housing community and/or by the general public, and which are accessible by the internal roads of a manufactured housing community.”

Accordingly, the storage units are operated under a special land use that was granted to Cedarfield, Inc. in the year 2000. As you know, the storage units consist of more than 10 separate units that are available for rent by the public.

Mr. Stephen Disselkoen, Vice President
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Because Solon Township is a small, rural community, it has occasionally made zoning decisions that more thoroughly integrate different uses than might be typical. Accordingly, this area does not evidence as clear a demarcation between business and residential areas as might occur in more urban communities. It is the Township's intention and belief that this area, where the commercial uses of public storage buildings exist, is a "commercial area." The use authorized in this district is clearly commercial in nature and purpose and is not merely incidental to a different land use. The distinction between rezoning to an HC – Highway Commercial District and use as a special land use under the MHC District focused on access issues and other matters, not upon the character of the use involved. The Township permits and intends that this commercial activity be conducted in this District.



With respect to the billboard located within this commercial area, the Township believes that the billboard owner has complied with all Township permitting requirements and is otherwise in compliance with the Township zoning requirements in all respects. We have no information that would suggest otherwise.

The special land use for these storage buildings, and the associated billboard use, are consistent with the Township's plan for this area; and, to the extent the State of Michigan has raised concerns regarding the legitimacy of this use, the Township would indicate that the use is consistent with and in furtherance of the Township's goals for commercial uses and commercial areas. We hope this letter will clarify matters for Cedarfield, Inc. and Grand Rapids Outdoor.

If we can be of further assistance, please let me know.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Mark A. Van Allsburg", located below the "Very truly yours," text.

Mark A. Van Allsburg

dlo

By E-mail Only

cc: Roger Doane, Cedarfield, Inc. (by first-class mail)

"Commercial" TAX BILL

2459

SOLON TOWNSHIP

2014 Winter

MESSAGE TO TAXPAYER

TAXES ARE DUE UPON RECEIPT OF THIS STATEMENT.
TAX COLLECTION HOURS ARE 9AM TO 5PM MONDAY
THROUGH WEDNESDAY AT THE TOWNSHIP HALL.
PAYMENTS RECEIVED AFTER 2/17/2015 ARE SUBJECT
TO A ONE TIME PENALTY OF 3% AND A 1% INTEREST
CHARGE FOR THE REMAINING DAYS OF FEBRUARY.

**RECEIPTS WILL BE GIVEN ONLY IF THE TOP COPY
OF THE BILL IS INCLUDED ALONG WITH A SELF-
ADDRESSED STAMPED ENVELOPE**

PROPERTY INFORMATION

Property Assessed To:
CEDARFIELD INC
810 LEONARD ST NE
GRAND RAPIDS, MI 49503

CEDAR SPRINGS 41070

Prop #: 41-02-35-100-021

School: 41070

Prop Addr: 3592 17 MILE RD NE

Legal Description:

PART OF NW 1/4 & PART OF NE 1/4 & PART OF SE 1/4 COM 150.24 FT S 80D 32N
175 N ALONG N SEC LINE FROM N 1/4 COR TH S 0D 27N 145 E 40.0 FT TH SWLY
23.05 FT ALONG A 31.0 FT RAD CURVE TO LT /LONG CHORD BEARS S 29D 17N 025
W 22.52 FT/ TH S 40 17N 463 N 71.49 FT TH SELY 462.98 FT ALONG A 3102.0
FT RAD CURVE TO LT /LONG CHORD BEARS S 70 22N 132 E 482.34 FT/ TH S 120
57M 453 E 237.31 FT TH SELY 314.22 FT ALONG A 2152.0 FT RAD CURVE TO RT
/LONG CHORD BEARS S 80 45M 165 E 313.94 FT/ TH S 40 35M 193 E 75.37 FT
TH SELY 55.70 FT ALONG A 3733.0 FT RAD CURVE TO LT /LONG CHORD BEARS S
50 02M 475 E 55.70 FT/ TH N 80D 28M 223 E PAR WITH N SEC LINE 1526.06 FT
TO N LINE OF E 1/2 NE 1/4 TH S ALONG SD W LINE TO E&W 1/4 LINE TH E
ALONG E&W 1/4 LINE TO WLY LINE OF HWY US 131 TH SELY ALONG WLY LINE OF SD
HWY TO S LINE OF N 1/2 N 1/2 NW 1/4 SE 1/4 TH W ALONG SD S LINE TO A FT
BALANCE OF DESCRIPTION ON FILE

OPERATING FISCAL YEARS

The taxes on bill will be used for governmental
operations for the following fiscal year(s):

County: 01/01/2015 - 12/31/2015
Twn/Cty: 04/01/2014 - 03/31/2015
School: 07/01/2014 - 06/30/2015
State: 10/01/2014 - 09/30/2015

Does NOT affect when the tax is due or its amount

PAYMENT INFORMATION

This tax is due by: 02/17/2015

Pay by mail to: SOLON TOWNSHIP
15185 ALGOMA AVE
CEDAR SPRINGS, MICHIGAN 49319

Princ. Residence Exemption Has Reduced Bill By: 0.00

TAX DETAIL

Taxable Value: 1,946,900
State Equalized Value: 1,946,900
P.R.E. %: 0.0000

COMMERCIAL, 201
Class: 201

Mort Code:

Taxes are based upon Taxable Value.
1 mill equals \$1.00 per \$1000 of Taxable Value.
Amounts with no millage are either Special
Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
KENT COUNTY/JAIL	0.78930	1,536.68
KENT CNTY/SENIOR	0.50000	973.45
KENT CNTY/VETSVS	0.05000	97.34
SOLON TWP	0.82450	1,605.21
SOLON TWP/FIRE	0.50000	973.45

Total Tax	2.66380	5,186.13
Administration Fee		51.86
TOTAL AMOUNT DUE		5,237.99

Please detach along perforation. Keep the top portion.

Mort Code

Bill #

Pay this tax to:
SOLON TOWNSHIP
15185 ALGOMA AVE
CEDAR SPRINGS, MICHIGAN 49319

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.

This tax is due by: 02/17/2015

After 02/17/2015 additional interest and fees apply

2014 Winter Tax for Prop #: 41-02-35-100-021

**TAXPAYER NOTE: Is your name & mailing address correct? If
not, please make corrections below. Thank You.**

Make Check Payable To: SOLON TOWNSHIP

Property Addr: 3592 17 MILE RD NE

TOTAL AMOUNT DUE: 5,237.99

Amount Remitted: _____

*****AUTO**3-DIGIT 495
CEDARFIELD INC
810 LEONARD ST NE
GRAND RAPIDS, MI 49503-1190

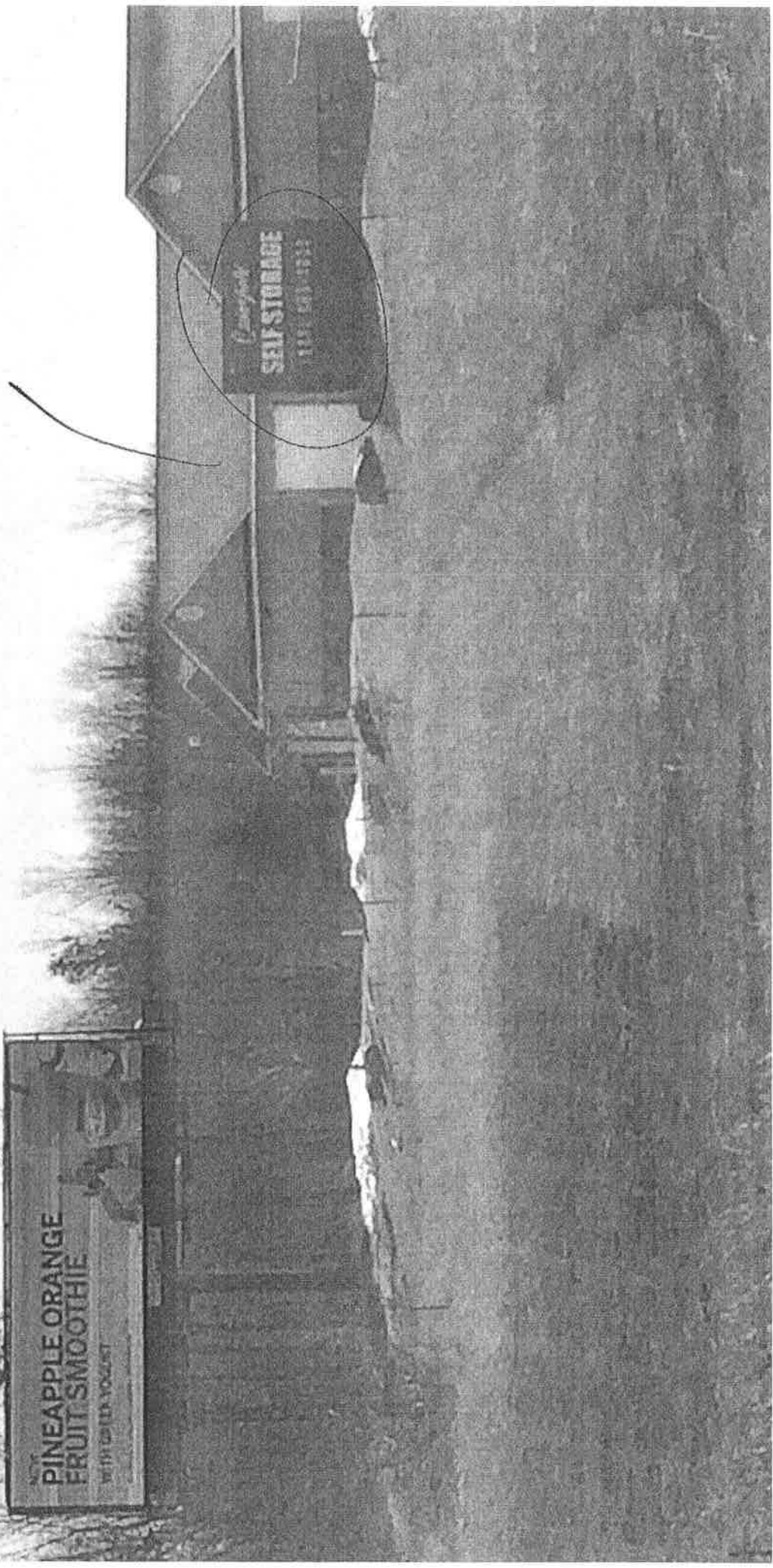


in
Billboard Area
Commercial

Commercial
Services

PINEAPPLE ORANGE
FRUIT SMOOTHIE
WITH GELATIN YOGURT

Carport
SELF STORAGE
1.800.643.1232



City permit to upgrade to Digital Billboard.
Township would not issue this permit if the area
were not "Commercial"

Cedar Springs
21 2
11 1

Resend 04-18-12 11:15AM;
04-03-12 10:10AM;

12317988756

This All happened prior to Digital Billboard permits existence @ State Level
w/MDOT

Solon Township

Electrical Permit No: P12-1218

Building Department Inspections

2305 19 Mile Rd

Cedar Springs, Michigan 49319

Phone: (616) 696-1718

Fax: (616) 696-3970

3592 17 MILE RD NE
41-02-35-100-021

Location

CEDARFIELD INC

Owner

810 LEONARD ST NE

GRAND RAPIDS

MI

49503

Issued: 04/03/12

Const value

0

Zoning:

Sec. No.

Electric inspections 616-696-7741

Mech and Plumb inspections 616-447-0878

WINDEMULLER ELECTRIC INC

Contractor

1176 ELECTRIC AVE PO BOX 4 PH# (616) 877 8770

WAYLAND

MI 49348-0486

Work Description: Upgrade billboards to digitals

Stipulations: GR OUTDOOR BILLBOARD
SE CORNER OF PROPERTY

Permit Item	Work Type	Fee Basis	Item Total
Inspection Final	Inspection	1.00	\$30.00
Base Fee	Standard Item	1.00	\$50.00
Service	Standard Item	200.00	\$10.00
Circuit	Standard Item	6 5.00	\$20.00 24
Sign	Standard Item	6 5.00	\$20.00 30
Feeder/Bus Duct	Standard Item	800.00	\$96.00

\$ 240.00 total paid

Solon Township Zoning Ord.

Fee Total:

\$231.00 24

MRB 2003

Amount Paid:

\$231.00

Building Administrator

Balance Due:

\$0.00 1/9

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that this permit will expire, and become null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days at any time after work has commenced; and, that I am responsible for assuring all required inspections are requested in conformance with the applicable code. I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to conform to all applicable laws of the State of Michigan and the local jurisdiction. All information on the permit application is accurate to the best of my knowledge.

Payment of permit fee constitutes acceptance of the above terms.